PT OF NW1/4 OF SW1/4
IN OR 1657/1135

CONNER RICHARD ALLEN L/E/
14456 RUTH LANE
HILLIARD, FL 32046

2025

34-2N-23-0000-0008-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

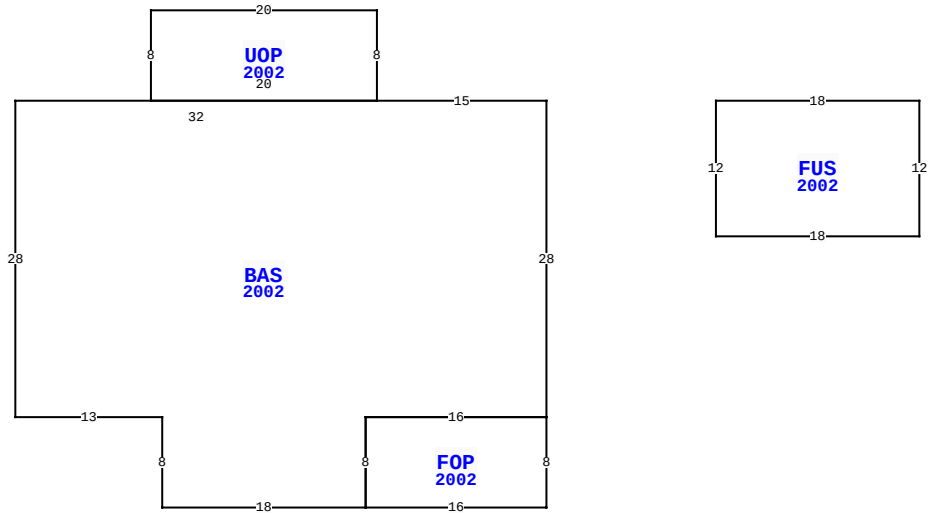
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	09
NEIGHBORHOOD/LOC	9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	2002	1,460	126,135
FOP	128	30	2002	38	3,283
FUS	216	100	2002	216	18,661
UOP	160	20	2002	32	2,765
TOTALS	1,964			1,746	150,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,746	96.8000	96.80	169,013	2002	2002	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2003 Heated Area: 1676 HX Base Yr 2003



14456 RUTH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,844
TOTAL MARKET OB/XF VALUE		4,639
TOTAL LAND VALUE - MARKET		101,250
TOTAL MARKET VALUE		256,733
SOH/AGL Deduction		143,015
ASSESSED VALUE		113,718
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,996
TOTAL JUST VALUE		256,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029465	NEW CONSTR	145,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1886	10/25/2022	LE	U	I	11	100
GRANTOR: CONNER RICHARD ALLEN						
GRANTEE: BEASLEY ASHLEY & RU						
1657/1135	11/30/2009	QC	U	I	11	100
GRANTOR: BULLARD NANCY FAY						
GRANTEE: CONNER RICHARD ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 UOP=[YR=2002] N8 W20 S8 E20 $ W32 S28 E13 S8 E18 FOP=[YR=2002] E16 N8 W16 S8 $ N8 E16 N28 $ PTR= E15 FUS=[YR=2002] E18 S12 W18 N12 $ W15 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2002	2002	3	80	1,664	

LAND DESCRIPTION

TOTAL OB/XF 4,639

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	4.50	AC		1.00	1.00	0.75	30,000.00	22,500.00	101,250							

REVIEW DATE 03/30/2022 BY DJ Total Acres: 4.50 Total Land Value: 101,250 Market: 0 Agricultural: 0 Common: 101,250 PRINTED 07/30/2025 BY SYS